

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to property identified as Block 606 Parcel 12 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to chapter 781 of the Acts and Resolves of 1975 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the addition of the property identified as Block 606 Parcel 12.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook PHM 7202.1 Circular dated June 3, 1970.
6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.



Tabled March 11, 1976
Resubmitted June 3, 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modification of the Urban Renewal Plan
Certain property identified as Block 606 Parcel 12

SUMMARY: This memorandum requests that the Authority:

- 1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the property identified as Block 606 Parcel 12.
- 2) Authorize the Director to proclaim by certificate this minor modification.
- 3) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

This property identified as Block 606 Parcel 12 is operated as a bar.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

This property is incompatible with the surrounding redeveloped uses and is in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan it is therefore advisable to add the acquisition of Block 606 Parcel 12 to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

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Title to each parcel, when acquired, is to be in fee simple, free and clear of all reservations, encumbrances, and other exceptions to title, except:

1. Liens for any taxes that are not payable at the time of vesting title in the Local Public Agency.
2. Easements or other outstanding interests that have been designated as parcels to be acquired separately.
3. Easements or other interests that under the Urban Renewal Plan are not to be acquired.
4. Reservation of interests or rights, if any, in the former owner, if authorized and in accordance with Department of Housing and Urban Development policies and regulations.

None of the parcels covered by this request is now owned, nor was owned at any time after the Local Public Agency filed its first application for Federal assistance for, or Federal concurrence in, the Project, by (a) the Local Public Agency, (b) a member of its governing body, (c) an officer or employee of the Local Public Agency who exercises a responsible function in carrying out the Project, (d) the local government, (e) the Federal Government, or (f) a public entity or nonprofit institution which acquired the property from the Federal Government for a nominal consideration at a discounted price.

(X) No exceptions () Except the following parcels:

COMMENTS

Certificate No. 71

PROJECT: SOUTH END MASS. R-56

PARCEL NO.: 586-3

ADDRESS: 1734-1740 Washington St.

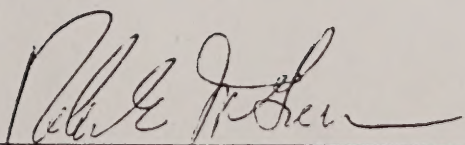
Appraiser

Assessment	\$26,000	
First Appraisal	61,000	J. Cullen
Second Appraisal	66,000	J. O'Neill
Rec. Max. Acq. Price	\$62,000	

This property consists of two 5-story, attached brick buildings. There are 8 apartments over 2 stores. The stores are occupied by a Cafe and a Dry Cleaner. Both appraisers classify the condition of this building as very good, well maintained and efficiently managed. It is presently 90% occupied.

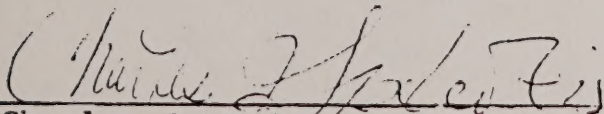
The appraisers give weight to both the Income and Market Data Approaches to value. Each is of the opinion that the actual rentals are well below market rental value and have made appropriate upward adjustments.

After reviewing and analyzing the income and expense statements and the comparable sale data contained in the two reports, a value of \$62,000 is considered reasonable.



Robert E. McGovern, Real Estate Director

Approved as to form:



Charles J. Speleotis, Chief General Counsel

COMMENTS

Certificate No. 71

PROJECT: SOUTH END MASS. R-56

PARCEL NO.: 606-11

ADDRESS: 1777-1781 Washington Street

		<u>Appraiser</u>
Assessment	\$ 36,000	
First Appraisal	105,600	Cullen
Second Appraisal	93,000	O'Neill
Rec. Max. Acq. Price	\$ 94,500	

The parcel consists of a 4-story brick building with 6 apartments over 3 stores. The stores are occupied by a large bar and lounge, a shoe shine parlor and a package store. The building is fully occupied and described by the appraisers as being in good condition. It is located on Washington Street, between Northampton St. and Massachusetts Avenue, directly across the street from the Northampton Street M.B.T.A. Rapid Transit station.

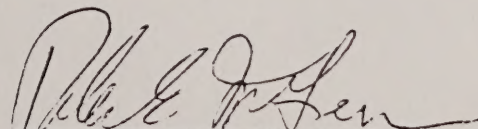
The appraisers gave consideration to both the Income and Market Data Approaches to value with heavier weight being accorded the Income Approach by O'Neill and the Market Data approach by Cullen.

The values developed by the two appraisers using the Income Approach were \$94,500 and \$93,000, respectively. After analyzing the income and expense estimates and the capitalization rates used by the two appraisers, a capitalized value of \$94,500 appears reasonable.

The first appraiser estimated a final value of \$105,600, based upon his analysis of market data.

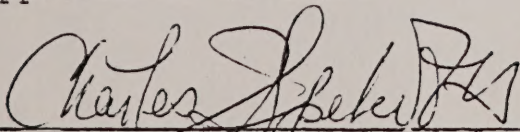
In my judgment, the Income Approach should be given the greatest weight in an appraisal of this type of property.

A value of \$94,500 is recommended.



Robert E. McGovern, Real Estate Director

Approved as to form:



Charles J. Speleotis, Chief General Counsel

M E M O R A N D U M

EXECUTIVE SESSION

May 6, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END PROJECT MASS. R-56
Establishment of Fair Market Value - Certificate #71
Parcel Nos. 586-3 and 606-11

It is requested that you approve and certify the fair market value of the parcels listed on the attached certificate.

The parcels listed have been appraised by two qualified, independent appraisers, under the supervision of the Real Estate Director, in accordance with applicable state law, the Real Property Acquisition Policies Act of 1970, Public Law 91-646, and the Department of Housing and Urban Development policies and requirements.

The Real Estate Director is of the opinion that the prices for these parcels are reasonable estimates of their fair market value.

The Chief General Counsel approves as to form.

